



# READINGS

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Wansbeck Gardens  
Leicester, LE5 1JN

**£227,500**



# Wansbeck Gardens

, Leicester, LE5 1JN

Offered for sale with no onward chain, this traditional two-bedroom semi-detached house provides excellent potential and is ideally located close to a range of local amenities.

The property benefits from off-road parking to the front and a generous rear garden, perfect for outdoor enjoyment. Additional features include uPVC double glazing and gas central heating via a combi boiler.

Inside, the accommodation comprises an entrance vestibule, an open-plan lounge/dining kitchen, a utility room, side lobby, storage cupboard, and a downstairs WC.

To the first floor are two double bedrooms and a family bathroom.

Situated in a popular and convenient location, this attractive home is sure to appeal to a wide range of buyers.

## Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: B

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

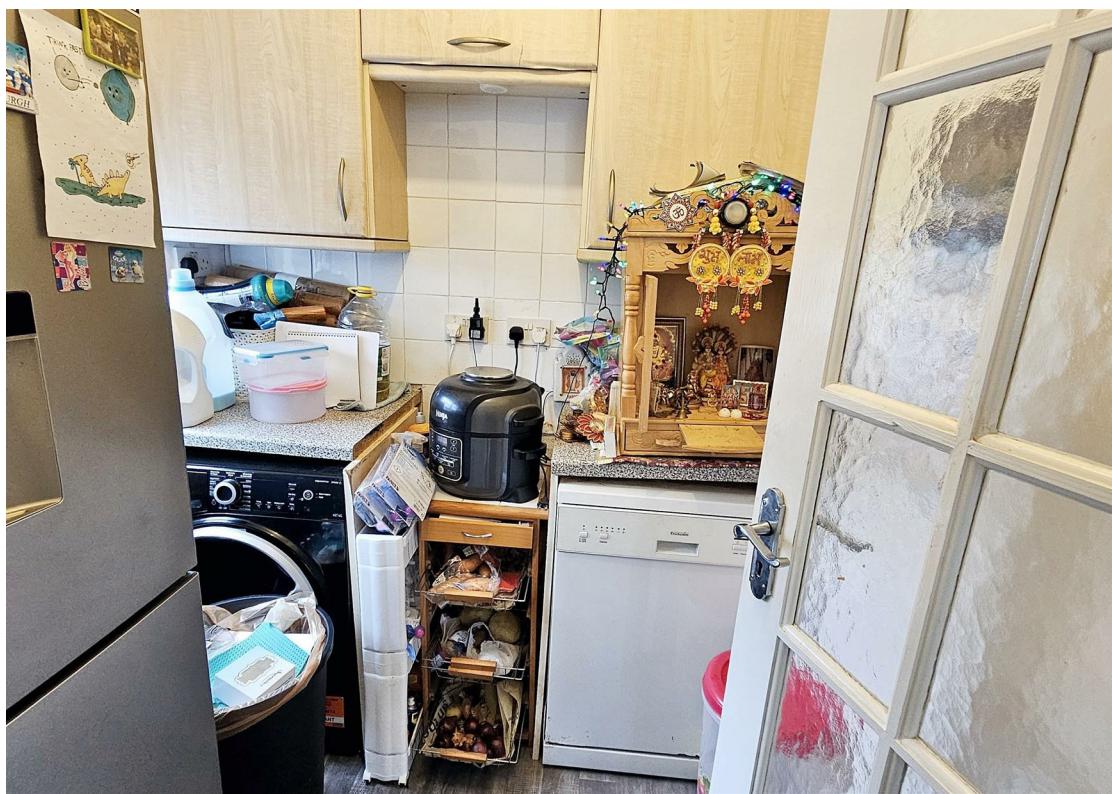
Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price.

**SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.





### Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

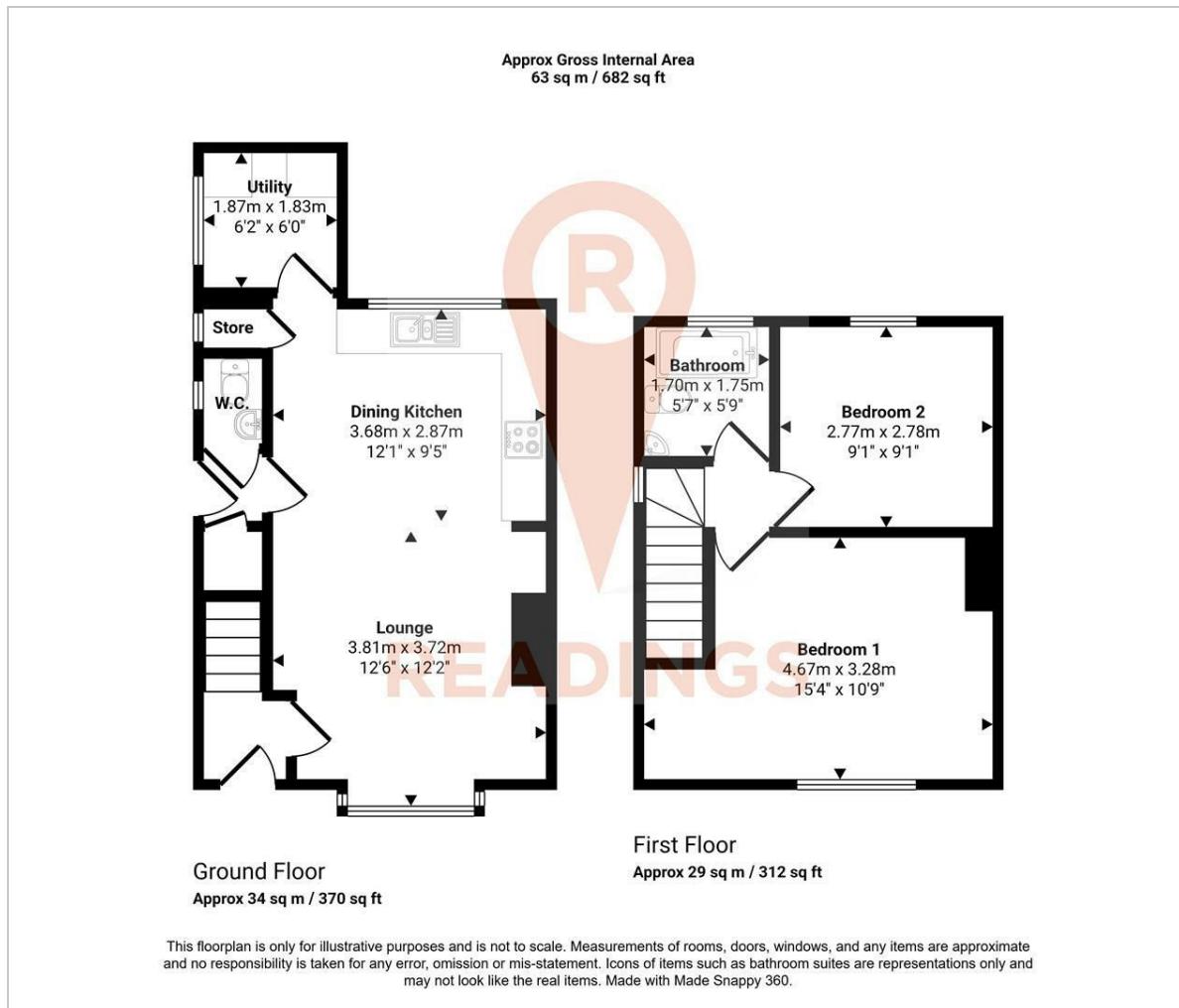
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



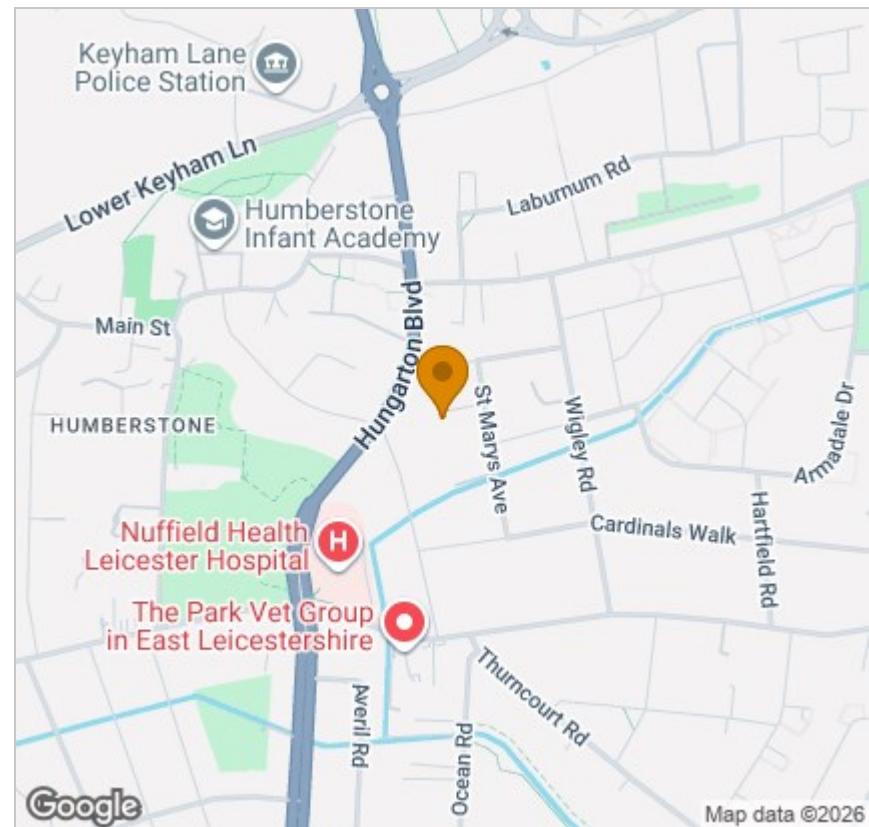
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

